Av. district, immediate the 1921, until 1921, EVERETT M. SEIXAS CO., EVERETT M. SEIXAS CO., GAINSBOROUGH STUDIOS. Studio To Rent From July 1 to November JAMES E. BALL. MGR.

> HANDSOMELY FURNISHED Apply superintendent, 43 EAST 27TH ST. MADISON SQUARE 1833.

APARTMENTS - UNFURNISHED

From Battery to 14th St., Inclusive. 66 WEST 10TH ST. IMMEDIATE POSSESSION

DUROSS CO., 155 WEST 14TH ST.

Above 14th St. to 50th St. (Inclusive) East River to North Biver.

55 WEST 55TH ST Modern Fireproof Building. 6 Rooms and Bath GROUND FLOOR. POSSESSION JULY L. SUITABLE FOR DOCTOR'S OFFICE RENTAL \$3,700 PER ANNUM. N. A. Berwin & Co.,

7 Rooms \$70 And Bath HOT WATER SUPPLY.

118 East 52nd St. BETWEEN LEXINGTON AND PARK AVS.

829 Park Ave.

S. E. cor. 76th St. MODERN FIREPROOF APARTMENTS

7 & 8 Rooms Single and Duplex Rents \$3800 to \$5500 Possession July or October Apply Mr. Richter, on premises, o

BRA

FAR

N. A. Berwin & Co. 103 Park Ave. TEL. VANDERBILT 445? 929 PARK AVE.

One Apartment on a Floor 12 Rooms and 4 Baths Rental \$9,000. Possession Oct. N. A. Berwin & Co.,

Above 50th St .- 5th Av. to North River.

CO-OPERATIVE **APARTMENTS** 236 WEST 70TH ST.

3, 4, 5 and 6-room apartments

Prices \$8,400 to \$16,800. PEASE & ELLIMAN 340 Madison Avenue Telephone 6200 Murray Hill

West 74th St.

NOS. 109-111-113, Two Rooms and Bath,

Available

September 1st, 1920. HARRIS, VOUGHT & CO.

369 Fifth Ave. Tel. 31 Vanderbilt.

CO-OPERATIVE **APARTMENTS**

780 WEST END AVE. S. E. Corner 98th St.

Washington Heights, Above 125th St., 5, 6 and 7-room apartments Prices \$10,500 to \$24,000 PEASE & ELLIMAN

340 Madison Avenue Telephone 6200 Murray Hill -

265 West 72d St.

Adjoining West End av. Immediate Possession Attractive Apartments, 2 Rooms and Kitchenette \$1,200 to \$2,000

EARLE & CALHOUN 212 West 72d at. Tel. 5116 Col

HIGH-CLASSAPARTMENTS PHYSICIAN OR DENTIST. 740 West End Av. CORNER 96TH ST., 6 ROOMS AND 2 BATHS. 417 Riverside Drive 7 ROOMS AND 2 BATHS.

THE

11

2 ROOMS AND BATH A. P. COBURN, II West Sist St.

296 CENTRAL PARK WEST. 5th floor corner, 8 rooms, 2 baths, \$2,400 to October, \$2,700 after. Apply REMCO, 2618 Broadway. Biver, 1300.

127TH, 2 EAST, 6 Rooms; Light; Elevator.

Borough of Bronx.

JUST COMPLETED Ready for Occupancy

APARTMENTS - UNFURNISHED | APARTMENTS - UNFURNISHED. Above 59th St .- 5th Av. to East River. Above 59th St .- 5th Av. to East River.

At 17 and 19 East 95th Street Between 5th and Madison Aves.

CO-OPERATIVE APARTMENTS

(6 story elevator apartment houses)

RENTS

7 ROOMS AND BATH \$70 TO \$100 8 ROOMS AND BATH \$95 TO \$125

The low rents not only cover all running expenses, but also includes the reduction of mortgage, which, after a period of years, makes the property free and clear.

CASH INVESTMENT REQUIRED

From \$1,680 to \$3,000 DETAILS OF

WILLIAM CRUIKSHANK'S SONS 85 Liberty Street Singer Building Tet. Call 5194 Cortlandt

Above 19th St .- 5th Av. to North River. Above 50th St .- 5th Av. to North River

Hotel Peter Stupbesant

Central Park West at 86th St.

UNFURNISHED APARTMENTS 1, 2 and 3 Rooms \$1,000 to \$2,400 Upward.

Furnished suites of 1 room to as many as required. SPECIAL SUMMER RATES

Restaurant a la Carte

Borough of Brooklyn.

Borough of Brooklyn

Make sure of your future home at once POSSESSION IMMEDIATELY \$5500 POSSESSION OF BALANCE

Co-operative Plan

275 Clinton Ave.

There are a few of the choice 7 room apartments remaining to be sold to desirable persons. e apartment is located in the finest section of Brooklyn, convenient to all New York subways, trollers, elevated lines, theatres and shopping districts.

Don't write, but call or telephone 3192 Main at ence. Apartments shown 9 A. M. to 6 P. M.

Humphreys & Orr, 215 Montague Street, Brooklyn, N. Y.

Borough of Manhattan-Miscellaneous

\$3,200 to \$3,500

\$1,900 to \$2,200

4 Rooms and Bath

\$2,700 to \$3,000

7 Rooms and 2 Baths

\$2,900 to \$3,300

8 Rooms and 2 Baths

\$3,500 to \$3,700

808 West End Avenue

9 Rooms and 3 Baths

\$4,300 to \$4,700

10 Rooms and 3 Baths

\$5,700 to \$5,800

5 Rooms and Bath

\$2,500 to \$2,700

6 Rooms and 2 Baths

\$2,500 to \$2,950

POSSESSION OF MANY

APARTMENTS MAY BE OB-

TAINED PRIOR TO OCT. 1

Samuel A. Herzog

299 Madison Avenue

7453 Murray Hill

West of 8th Av.

BEN NEVIS,

382 Wadsworth Ave. Block 191st St. Sub Station High Class Elevator Apartments
 Rooms, \$140.

APARTMENTS WANTED.

LIST NOW FOR OCTOBER.

ON BOND AND MORTGAGE.

a private loan wanted of \$5,500 on an ex-cellent piece of property, a lot and house sarry finished. D., 165 Sun-Herald, Herald ottage

BROOKS & MOMAND.
REAL ESTATE MORTGAGES,
115 B'WAY.

MONEY advanced on rents, loans on second,
third mortgages, also temporary loans;
brokers protected. WINSON MORTGAGE
CORP., 135 B way, room 1001, tel. Rector 947.
MORTGAGE

MORTGAGE money (exclusively), Brooklyn, Westchester New Jersey and Manhattan income properties; any amounts. COLE-MAN, 1895 Broadway. Circle 2433.

SPECIAL, fund of \$20,000 at high on first mortgage on centrally located property: trokers protected. R. B. PTTELSON, attor-ley, 160 Broadway.

\$15,000 on plant rated \$50,000; first grad-credit, no Hens, no debts. E., 175 Sun Herald, Herald square.

55.000 second mortgage for sale: liberal discount to quick purchaser; security consists of a new three family brick house in Newark recently valued by reputable firm at \$22,000. There is a first mortgage of \$10,000 due in three years. B., 505 Sun-Herald.

\$20,000,000 to loan on improved city property: 25% valuation; loans \$1,000,000 to \$2,000,000 at 5% for 10 years with privilege to call 10% every year, or 20 years with privilege to call 5% every year. E., DI Sun-Heraid, Herald square.

CITY REAL ESTATE.

150 West 80th Street

440 West End Avenue

64 East 86th Street

CITY REAL ESTATE.

UNFURNISHED house to lease from Oct. 1920, until October, 1921. Small house of West 12th st., 5th av block. Basement, larg kitchen, gas and coal ranges, immense stor 6 Rooms and 2 Baths ittenen, gas and coal ranges, immense stor oom and wine cellar, servants' bathroom aundry, servants sitting room, dumb waiter lest floor has parquet floors, large livin oom, dining room, four windows, fireplace corp, during floors. 255 West End Avenue 3 Rooms and Bath

FOR SALE.

IMMEDIATE POSSESSION.

HEAVY BUILT TWO STORY BUILDING
FOR MANUFACTURING, STORAGE
OF STEEL OR PAPER,
HORATIO AND WEST STR:
PERMANENT LIGHT: OPPOSITE PIER
FACING NEW YORK CENTRAL TRACKS:
CELLING HEIGHTS, 12 FEET,
BOTH FLOORS
UNLIMITED FLOOR CAPACITY; SECOND
FLOOR CONSTRUCTED FOR VERY
HEAVY LOADS,
OPEN FOR INSPECTION.
PARTICULARS, MIT WEST ST.,
GABLER CONSTRUCTION CO.,
BUILDERS.

GREENWICH VILLAGE.

278-280-282 West 4th st., \$14,500.

30 PERRY ST., \$15,500.

Other desirable properties for sale.

WILLIAMS-DEXTER CO., INC.,

3518 Spring. GREENWICH VILLAGE 11th st., two fine houses; immediate pos-cession. Write OWNER, 10 Union Square. GREENWICH VILLAGE dwelling, 17 rooms 2 baths; price \$10,500, DUROSS, 156 Broad

REENWICH VILLAGE dwelling, 50 Morton st., four story; \$12,500. DUROSS, 120 boadway.

SIX story corner loft building, near Broad-way, 16.98100; rents \$5,730; no leases; price \$60,000. SHARUM, 170 Broadway. VERY light six story loft, near Brooklyn Bridge entrance, 78x103; immediate pos-scasion store and one loft; rents \$22,500; price \$145,000. SHARUM, 170 Broadway.

WALL ST OFFICE BUILDING.
\$1,000,000 cash required. Free and clear.
Opportunity seldom offered. Banking and
office building, about 70,000 square feetfinent location in world. Possession less
than year. Old rentals, about \$250,000. Prin cipals only apply.

K. T. REALTY CORP.,

WASHINGTON Square district: private house, three story and basement, two baths: steam heat, electric light; rental \$3,600; lease to October, 1922. C., 260 Sun-Herald, Herald square.

Is Bowery, corner Pell at -Building for sale early store possession; principals only SNOWBER, 860 6th av. Dentist's Opportunity Above 14th St. to 59th St. (Inclusive). East River to North River. ound floor, front, seven room spartmen igh class elevator house. Rent \$1,500 Wadsworth av., southwest corner Wes st. Apply on premises.

A Bargain.-Estate must sell five story tene-ment. East 54th st.; two stores; rents 12,940; price \$22,500; mortgage to suit. LOSERE, 871 Brook av. DOCTOR'S Opportunity.—Columbia leasehold, Piftles, near 5th av., sell modernized dwell-lng, \$16,000; worth \$25,000. LENNEY, 51 East 42d.

FOR sale at moderate figure two dwellin 50x100, on Lexington av., near 28th HARRIE S. LINES, 128 East 41st at. All sizes; season or year. Mrs. DINGLE-MAN, Specialist, 120 West 72d. Col. 836. HOUSE in East 48th st., must be sold; ex-ceptional location; price attractive. CLEM-ENS, 9620 Bryant. MONEY TO LOAN AND WANTED NEAR the new Commodore Hotel, 3 storand basement, brownstone; 96 feet deep,

stories, steam, hot water, gas, electricity, baths, parquet floors; terms reasonable. J ARTHUR FISCHER, 690 6th av. CE building, 7 stories, near 5th av. ts \$15,780; February, 1921, rents \$22,000 \$110,000. SHARUM, 170 Broadway 16TH, 138 East, near living place, 25x103, story dwelling; business zone; possession VAN SANT, owner, 158 Broadway.

Above 59th St .- 5th Av. to East River. completely remodelled four story apar-ment having four suites of seven all ligh-utside rooms and bath. New electric fis tures, new parquet floors, new panelled san tary walls. Tiled bathrooms. Immediat possession. Price \$55,000. Cash require \$10,000. Easy terms for balance. Appl DECON S. ALT: SAVER, 62 EAST SOTH, ST. ATTENTION, Buyers! Private house: bar-gain: three story and basement, near Lex-ington av., only \$23,000; worth investigating. WOLFF, 1192 Lexington av. (81st st.) A.- i ntory house, 16.8x100, in Seventies Park and Madison; early possession; terms A. 1000 Sun-Herald, Fulton st.

20,08, four story, eight family house, seven tooms, bath each apartment; low routs; no cases; price \$28,000. CHARLES E. MOSES, Beekman at. 7 Beekinan st.

RENTS \$6,200; price \$32,000; no steam; big return; bargain, act quickly; two five story flats, east of M av., near 116th st. Principals only. WOLFSON, 405 Lexington av. (42d st.).

2454 WEBB AV.

Between Fordham Road and 190th St.
NEW beautiful location.
A Advertisement in the Lost and LEROY COVEN.

WERY CONCEIVABLE IMPROVEMENT.
Also Jerome Av. Subway, 6th or 9th Av., to of 1777 Broad-way manage your property; this is our specialty. References required.

An Advertisement in the Lost and Found Columns of THE SUN AND NEW YORK HERALD offers a real possibility of recovering your lost property.

A amail modern American beament dwelling, near West End av. \$27,000; three year mortgage; possession October 1. HAYWARD, Broadway and 190th st. Above 59th St .- 5th Av. to North River

CITY REAL ESTATE.

Above 59th St .- 5th Av. to North River. TWO FAMILY, BRONX, \$5,000.

1317 Balcom av., near Westcheater av.;
line rooms, baths: porches: near new subay brokers list; \$1,000 cash. ELLIOTT.

NINE ROOM bouse: all improvements; must sacrifice: \$4,000, Call or phone, Mc-LAUGHLIN, 110 Eckford st., Brooklyn Greenpoint 3174.

IMMEDIATE possession-Detached 2 family

Brooklyn.

FAMILY, near Broadway, Bushwick section; suitable professional. BRUNCE, 1

Brick building for sale

maica, improved property: no assessments eautiful, convenient home site, E., 10s un-Herald, Herald square.

JAMAICA ESTATES - Ten free, clear ad tologing lots; bargain, ATTORNEY, E.

AN UNUSUAL OPPORTUNITY

for Wall Street business man who dis-communing and the subway jam; per-small place, complete in every detail; view of New York harber; delightfully all summer; satisfactory hot water heat whiter 12 rooms, four baths; seven min-walk to New York ferry; no trolleys trains to bother with price \$30,000; terms. Phone Tompkinsville 1980.

FOR PEOPLE WITH CHILDREN

St. George, Staten Island, gem of a smalplace: day nursery opening onto upper veranda; bedroom with connecting room for nurse; bathroom with child's tub, &c.; de lightfully cool all summer; fine view of Ne. York harbor; seven minutes walk to ferry no commuting troubles; house consists of I rooms, four baths, five open fireplaces, else

mangle and gas dryer in laundry

ST. GEORGE, S. I., at pre-war bargain price, gem of a small place; 12 rooms, four baths, latticed and tiled veranda with plat-glass drop windows; gas dryer and electric mangle in laundry; roller scriens and Cham-

REAL ESTATE-OUT OF CITY.

Long Island-Sale or Rent.

ARCHITECT'S artistic Colonial hou

of recovering your fost property.

hattan, OWN Beekman 265.

ADJOINING Broadway, below 110th at.;

ADJOINING Broadway, below 110th at.;

modern apartment house, rent \$22,000,
price \$135,000; cash \$35,060, balance mortgage. DUROSS, 156 Broadway.

RIG BARGAIN—PRIVATE DWELLING.

11 West 83d st.; four story and basement
dwelling, plot 20x102, good condition; possesston 65 days: inspection by appointment only;
price \$30,000; first mortgage \$29,000. Mrs.

HIRSCH, Lenox 2807.

HARGAIN—Four story and basement dwall. Borough of Brooklyn-Sale or Rent. FLATBUSH cottage, seven rooms and bath, large attle; plot 40x100; room for garage, glassed porch, quartered oak trim, parquet floors, electricity, steam heat, hot water attachment, full length screens, porch screens; 80,000 F. STEWART, 1551 East 28th st., Brooklyn, N. Y. BARGAIN.—Four story and basement dwelling, 20x100, on 82d st., near Central Park West: electric light, parquet floors; price 228,000. M. H. GAILLARD & CO., 2200 Broadway. A.—Seven room house, 202 Van Sickien st.

dwelling, electricity, parquet floors; pos session. LEROY COVENTRY, 200 West 72d session. LEROY COVENTRY, 200 West 72d.

COLUMBUS AV., near 199th st.—Bargain; good location; five story, hot water; two stores and one four room first floor, 3-4 rooms and bath on each upper floor; mortgage \$20,000, 5 per cent.; rent \$5,022; approximate expenses \$2,252.20; price \$42,300, terms, DAVIS, 935 St. Nicholas av. Adubbon 9167. COLORED brokers, attention—Six high class residences, 311 to 321 West 139th st. for sale; liberal terms, also one in 135d st. WETMORE, World Building.

FIVE stories, American basement, West 195th st., near Riverside Drive, 12 rooms, 3 baths; parquet; electric house, in fine condition, LESTER J. ROBINSON & CO., Inc. Phone Barciay 7636.

FOUR story basement, 12 rooms, four baths, POUR land story for story basement, 12 rooms, four baths, pour land story for story for story land story for story land story for story

OUR story basement, 12 rooms, four baths, electricity, parquet floors; 76th st., near ubway; \$35,600. H. H. ARTHUR, 12 John t., New York. OR SALE-Private house, 306 West 103d st. story and basement; lot 20x100; splendid ation. F. HOLLY, 51 Maiden lane. Phone

OR SALE—Private house, West Side, In the seventies, 12 rooms, electricity, Fo articulars address E., 98 Sun-Herald, Her ld square.
FOUR story brown stone dwelling, with extension, near 125th st.; asking \$20,000 DMINISTRATOR, 125 Sun-Herald Harlem GARAGE ON LONG TERM LEASE. 'est side, north of 72d st., modern fireprookrage, 40,000 square feet; owner will lease or term of 21 years at \$1 per square foot et; cash security required; quick action

IMMEDIATE possession of 40x100, excellent frame house, 15 rooms, lot 40x100, excellent ocation; hardwood finish, electric light, sep-ocation; hardwood finish, electric light, sep-cate furnaces, laundry in cellar, 1823 75th net; cash security required to the constant section of the constant section section of the constant section se arate furnaces, laundry in cellar, 1823 75th st., near West End subway, 79th st. station; no agents. RESIDENCE, 3 story, 117th st., near Morn-ingside, possession. MOTON CO., World

Sulpines.

SACRIFICE. — Handsome residence, near
Riverside Drive and S8th st.; ffx100; four
story and basement; electric light, parquet
floors; price \$55,000, M. H. GAILLARD
& CO., 2299 Broadway. SIX story furnished apartment house for sale, hear Central Park West, walk-up, all improvements; rent \$21,000, Inquire 238 West 106th st., apartment 2. 63D, NEAR BROADWAY.-11 room hou easy payments, possession. Owner, 6 Columbus

592 WEST END av., near 59th st., 5 sto Brick building for sale
on
Jackson av., L. I. City.
2 blocks south of Bridge Plana.
3.500 sq. ft. of garage space.
1,500 sq. ft. of showroom or display on
Jackson av.
5,000 sq. ft.
suitable for
manufacturing or garage purposes.
Gasolene pump attached.
Inquire by mail direct to owner,
L. ENNSIDLER,
43 Academy st., L. I. City.
FOR SALE-TWO LOTS, hill section Jamaica, improved property: no assessments. American basement limestone and bri rivate dwelling, 13 rooms, two baths, allets, electric light, parquet floors; pri \$35,000; rents \$7,002; terms to suit. story 20 family flat, near Central West. W. ALANSON ALEXANDER,

Washington Heights, Above 125th St. West of 8th Av.

BARGAIN, 5 TIMES THE RENT 7 story apartment house, rent \$17,000, price 5,000 2 apartment houses, rent \$25,000 (se \$150,000) other bargains. NOCHOM NN, 500 West 147th st. Tel. Audubon 6357 SON, 500 West 147th st. Tel. Audubon saint.
DWELLING, 10 rooms, 3 baths, \$12,000,
cash \$4,000; 199th, near Broadway, Lt.
ROSS, 156 Broadway.
NEW stucco two family house, facing Van
Cortisoft Park and 238th st., Broadway.
Telephone 86 M, Kingsbridge.
140TH ST., near Broadway—Five story mod-452 West 145th, Near Amsterdam.-10 ros and bath: doctor's chance; possession L. VAN SANT, owner, 156 Broadway.

Boreugh of Manhattan-Miscellaneou APARTMENT, six story, 50x100; rent \$13,152 price \$76,000. Near Central Park West, 57x100; rent \$8,000; price \$48,000; no brokers, JAMES, 216 Sun-Herald, Harlem. ARE YOU TIRED PAYING RENT?
Be own landlord: no large initial payments required; our plan makes it easy for you.
E., 102 Sun-Herald, Herald square. X story apartment house; rents \$10,000 crice \$55,000. DERRICK, 169 West 131st s

TWO Italian tenements, each 25x100. 5 stories, 4 on floor; assessed for \$11,000, all rented; will sell for less than assess-ment; quick action. WALTER RIGGS, 308 West 97th. WE have property showing large returns; also elevator apartment houses; write for particulars. WEILL'S REALTY CO., 1777 Broadway. 125TH ST., NEAR BROADWAY. Five story double flat, 25x75x100. Rents for \$3,600; mortgage \$20,000. Price \$28,500. JOHN T. WALL. 306 West 54th Street.

Spuyten Duyvil and Riverdale. Above Harlem River.

FIELDSTON,
Riverdale on the Hudson,
New York City's Most Accessible Suburb,
GEORGE HOWE, 527 Fifth Avenue, N. Y.

Borough of Bronx-Sale or Rent. AN unusually attractive high class brick, duples two family house; all improvements; near University Heights. Brons, near trailey, subway, 14 rooms, all light: 8 facing street; extra toilets; inundry; rental one partment covers expenses; price \$22,500. Owner, C., 1906 Sun-Herald, Brooklyn. A good 3 family house at a great bargain lot 25x150; steam heat, best neighborhood detached; near Concourse, also good or family. R. FOLEY, call at 2051 Valentin sv., Bronx, near 179th st., Tremont section BABGAIN-Two family brick, brownstone, stoop, near Sound, garden, full lot, steam teat, electric lights, newly decorated, five Floms, top floor rents \$40; seven rooms, parior floor and basement. Must be seen to appreciate. Price \$16,000. On Beck st., between 156th, Longwood Ave. Owner, Al518 Sun-Herald, Brown.

BRONN FLAT-BARGAIN. BRUNA FLAT BARDAIA.

Five story triple, no heat, hot water supply, price \$18,500; terms. ELLIOTT, 154
Nassau. Beckman 2684. Nassau, Heekman 2684, BUILDERS' opportunity: Unfurnished cor-ner apartment; building loan advanced bargain, JACKSON, 106 Lexington. CORNER plot, 176 feet on 3d av., Fordham section: all cash above mortgage secures this exceptional offer. Address JACKSON, 9079 3d av.

DECIDED bargain; best location West Bronx, modern 10 room dwelling, very bear ordition; large plot; immediate possession, soil terms. V., 881 Sun-Herald, Fulton st. good terms. V., 881 Sun-Heraid, Fulton at.
ELEGANT two family house, all modern
improvements: plot 50x98; good location;
near subway; \$14.000, \$6.000 cash,
FLYNN, 500 Morris Park av., Bronx.
FOUR story dwelling, 20x100, near Willis
av., suitable two family; open plumbing;
sacrifice \$8,000, \$2.500 cash. Plions Melrose
7223. PENDERGART, 383 East 137th at. T223. PENDERGART, 381 East 137th st.
PIVE story, 50 feet front, five families on
floor, every improvement: rent \$11,000;
price \$78,000; cash \$23,000. EDWARD
POLAR, INC., 378 Tremont av.
FOR Sale or Rent-House, \$256 Andrews av.
Fordham: 16 rooms: on plot 100x100. W.
D. DESPARD, 63 Beaver st. Telephone Hanover 130.

over 139.

FOR SALE-A 9 room house in Marble Hill section; plot 381-3x100; all improvements. Inquire 23 Van Corlear place on Sunday.

NEAR Pelham Bay Park.—Two family house, 14 rooms, two baths: garage: plot Tox100: two blocks from subway station: \$10,500 cash only: owner will take lease if agree able. 1818 Mayflower av., Bronx.

NEAR Broadway Subway.—House, 11 rooms, parquet flooring, garage: ideal location; \$14,500; terms; bargain, A., 1523 Sun-Herald, Bronx. Bronx.

ONE family brick, seven rooms, \$1,509.
TWO family frame, immediate possession, \$11,500.
THREE family frame, good location, \$12,000.
WALIACE, 2009 Valentine Ave., 180th St.
SEVEN room brick house, near 183d st.
Jerome ave. subway. Electric, ateam, hardwood figors, newly decorated. Vacant.
CAMPRELL, 400 East 150th St. Melross 8149.
SELL or exclarate five family first. SELI, or exchange five family flat, 7 light rooms, bath, steam, het water; rents guar-anteed; good condition. Particulars write Goodman, 25 West 104th.

SIX story new law, 3d av., 167th at., 4-5 rooms; steam, not water; rents \$8,638; price \$44,000. KATZ, 3875 Broadway. price \$44,000. KATZ, 3873 Broadway.

TWO family house for sale, all improvements, heat, gas, electric light, hard wood trim, newly decorated and painted, two jorches; convenient to Yonkers, Mount Verson and Bronx trolleys; ten minutes' walk to subway station and two minutes to station or. Harlem Division, New York Central; price \$8,500; bargain; easy terms, Apply to OWNER, 508 East 236th at. or Gaul & Kampfer, 346 South Broadway, Yonkers, Telephone 3620.

REAL ESTATE-OUT OF CITY. CITY REAL ESTATE

Long Island-Sale or Bent. AT Bayshore, L. I.; brick building, two stories and basement 40x100 in excellent condition; on plot 100x200; within 1,000 feet of freight ami passenger station; excellent location for manufacturing purposes, or car be altered into flats. Apply VITAGRAPH COMPANY, East 15th at. and Locust av. Brooklyn.

rooms, bath, steam heat, electricity; mod ern plumbing; mortgage \$7,500: 545, 5 years only \$13,250: immediate possession. PRICE 391 East 149th. Phone Melrose 572. BEAUTIFUL bungalow, north shore, sevrooms and bath; hot water heat, electrights, open fireplaces, large plot, garde space, on high ground, overlooking the bay eight minutes to station; easy commuting distance; a big bargain; \$6,500. WM. L. GERARD, 47 West Sith at. Tel. Greeke, 1455, room 1053.

BROADWAY, Flushing 8 rooms, bath and attle: \$12,500; \$5,000. Railroad Agent at Broadway, Flushing, will show. VENTREPORT, L. I., on the narbor.—Seven room house, furnished; immediate occupancy; plot 235x700, or will divide 100x200; shade, fruit, lawn, suitable for summer or all year home; real country, select residential section, bargain if soid at once, HIRAM ACKERLY, 275 Lafayette st., New York, Spring Side. \$6,000; parquet floors; up to date. Phom 1513 Coney Island. EIGHT rooms and enclosed porch, detaches stucco house, garage; all improvements awner leaving city. Phone Bensonhurst 5706

York Spring 8163.

DOUGLAS MANOR.

Dutch Colonial house of 10 rooms, 3 baths, exceptionally well built; parquet floors; hot water heat; five fireplaces; large enclosed porch; garage; 200 feet from bay; choicest location; a real bargain.

J. HART WELCH, DOUGLASTON.

Tel. Bayside 811.

FOURTEEN rooms, formerly used as notel, with atore attached, one acre of ground, fruit trees, shade trees, one large barn, one large tec house. Io minutes' walk from station; will sell cheap, \$5,000, terms arranged to suit buser. WILLIAM GLEICHMAN, 244 Howard av., Brooklyn.

FLATBUSH—One family house for sale in new section; immediate occupancy; \$ rooms, bath, all modern improvements; worth \$12,000; will sell for \$8,000; only \$3,200 cash, balance mortgage. Address OWNER, 318 East 58th st., Brooklyn. Tel. Bayaide 811.

COLONIAL RESIDENCE
at Bay Side: plot 60x100; eight rooms and
bath, all improvements; 20 minutes Pent
Station; \$18,500. GATES REALTY CO.
1367 Broadway, Brooklyn. DOUGLAS MANOR.-Must sell this sur DOUGLAS MANOR BARGAIN, \$17,000 wi FOR SALE-Sheepshrad Bay, corner prop-erty, 75x100; easy terms, THOMPSON, 240 buy unusually attractive brick house, four edrooms, hot water heat, all improvements rick garage; splendidly locates in hip plot, 100 t, frontage. B., 670 Sun-Herald. erty, 75x100; easy terms. THOMPSON, 246 East 86th, Manhattan. HOUSE, 6 rooms, bath, all improvements enclosed porch, awnings, screens, brick FUR sale—Two family house at Freeport, N. Y., nine rooms and two baths, two steam heating plants, two complete klichens; gas, electric lights, in perfect condition; also separate bungalow on same property, four rooms and bath, electric lights, gas; size of plot 50x170; within five minutes walk of rallroad station, union 2000. garage with electric light and water; immediate sale; near Church av., 161 East 45c st., Brooklyn, Phone Flathush 3505.

plot 50x170; within five minutes walk of rallroad station; price \$15,000. JOHN J RANDALL COMPANY, 13 North Long Beach av. Freeport, N. Y.

no agents.

ON Dean st., between 3d and 4th ava., two houses, a 2 family and a 3 family; frame; 2 story and basement, \$7,500 each. DAVID JOYCE, 375 Fulton st., Brooklyn.

TWO-FAMILY BRICK HOUSE, \$9,500; 11 rooms, 2 baths, 2 furnaces; half block from Wort End express subway station; 26 minutes from Times Square, 1146 50th st., Borough Park, Brookyln. AVS. Tel. Bayside 604.

FOR SALE-EIGHT ROOM AND BATH GUEEN ANNE SHINGLED COTTAGE: GROUND 60X100; STEAM HEAT, ELECTRIC LIGHTS: FIVE MINUTES FROM STATION, WITHIN ONE HOUR FROM NEW YORK, AT MASSAPEQUA, ON GREAT SOUTH BAY, LONG ISLAND; COOL, HEALTHY CLUMATE A TAISSIG BOOM

YORK, AT MASSAPEQUA, ON GREAT SOUTH BAY, LONG ISLAND; COOL, HEALTHY CLIMATE, A. TAUSSIG, ROOM 2501, 220 BROADWAY. 2501, 220 BROADWAY.
FOR SALE-Desirable house for family, four large bedrooms, living rooms to correspond; all conveniences; water view, restricted neighborhood, 35 minutes trolley, porches, garden, drivew ay, boating, bathing, reasonable. Owner, 25 Buell pl., East Elmburst, L. I. hurst, L. I.

FREEPORT.—Owner direct, house, nine
rooms and bath, steam heat, stone garage:
10 minutes from station, 75x150 feet on Merrick road: immediate possession, \$3.500,
rash \$2,000. Write W. H., 209 Cable Build-

FREEPORT, L. I.—Sale or rent, furnished, unfurnished, 9 room house, improvements, garage, 7 lots, fruit trees, beautiful lawn; any reasonable offer. Write owner, M. D., 137 West Sith st.

FURNIS, ED cottage of the water at Bay Shore: 12 rooms, three baths, two car gar-age, exclusive section. CARLETON E. BREWSTER, Bay Shore. Phone 302 Bay FOR Sale-House at Broadway-Flushing one at Kissena Park, Flushing, one at Liouglaston, L. I. Apply to owner. Tele-phone Bayside 977R.

BicTi man's home for sale; closing out estate; for car fare, Queenshore Bridge; 11 rooms, baths, modern; garages, fruit trees, garden; plot 150x100, corner; near waterfront, convenient to station; price \$16,000; free, clear; suitable terms. DICHTER, 1989 Eastern Parkway, Brooklyn. Phone Bedford 0720J. POR Sale—Sound frontage: big bargain; 4 acres, 800 feet frontage; \$7,000. W. H WFST, Port Jefferson, N. V. WEST, Fort Jefferson, N. Y.
FOR sale at Huntington, L. I., bouse, all im-provements large stable, bargain; owner, A., 1806 Sun-Herald, Brooklyn.
FOREST HILLS residence, terms. GATES REALTY CO., 1307 Broadway, Brooklyn. 11 ROOM BRICK HOUSE, by covered; large garage; plot 100x100; gas and electric fixtures, hot water heating, parquet floors, hardwood trim; porch and window screens; in minutes to station; \$15,000. Owner, H. MURTHA, 59 Liberty st. N. Y. Phone 7005. Cortlandt or 1120R Plushing. HALESITE (Houtington Harbor), \$400, abo July 15 to Sept. 15; only 1 hour from N-York; 1 min. from station, bus line; 5 mi \$1,000 CASH-PRICE \$4,000.
Comfortable old fashloped house, 10 and bath, 17 minutes by subway to 42d st., Manhattan, OWNER, room 1820, 154 Nassau.

HUNTINGTON-4 room bungalow, half acre \$1,800: 6 room house, all improvements, big garage and barn, half acre. State road, \$5,800. EDWARD SCHILLER, Huntington, L. I. R. F. D. No. 1

IMMEDIATE possession; cottage, well fur-nished, seven rooms, screened porch, fire-place; ocean front; bargain \$1,200; five room furnished cottage, screened porch, boat; fac-ing bay and ocean; rent \$400; sell \$2,000. SIMONSON, Oak Beach, L. I. IF you are open for a bargain, have two plots of ints and 10 acres, will sacrifice or account of leaving this section of the count ry: 40 minutes out, near station; improve-ments. Call Monday, 3105 Bryant.

LYNBROOK—Buy direct from builder; new Colonial house on large corner plot, best residential section; eight rooms, tile bath, with built-in tub; fireplace; six minutes from station; price \$15,000; also new seven room Colonial house, with all improvements, \$10,000. Inquire ARTHUR McDERMOTT, owner, Miriam st., Valley Stream, L. I. Phone 578J.

LOTS from 1 to 7 inclusive, block 30, on map 333 in the town of Islip, county of Suffolk, L. I. N. Y. I have no use for lots and will take a reasonable offer. All 7 lots clear of incumbrance and good title. See them and make offer: good investment for some one. W. A. BOYCE, Sullivan, Mo.

ELM PARK AUCTION.

Wednenday, Jure 9, 3 P. M., on premises.

80 lots belonging to the extate of Daniel
Low, on Richmond terrace, Morning Star
road. Winant st., La Salie st. and Granlte
av., Elm Park, Staten Island, must be sold to
settle one of the trusts created under will of
Daniel Low. Lots are well located, close to
transit facilities. Elizabethport ferry cars
pass through the property on Richmond terrace. Elm Park railroad station right on
property. Great opportunity to make money.
It is not necessary to have a large bank
account to buy lots at this sale. Maps and
particulars from CORNELL REAL ESTATE
AND AUCTION CO. LNG, 65 Water st.,
Stapleton, S. I. L. W. & A. B. WIDDECOMBE, Attys., Savings Bank Building, Stapleton, S. I. NEW bungalow at Long Beach, ready to occupy, well furnished, six rooms, bath, fireplace, hot and cold water. Address 14 East Olive st. Phone 336 Long Beach. NINE room house, improvements: large, shady lot, garage; fine location; commuting distance; reasonable price. OWNER, box 214, Huntington, L. L. N. Y.

> ON LONG ISLAND SOUND .- An ideal sum ON LONG ISLAND SOUND—An ideal sum-mer home in restricted residential colony, 12 rooms, including 6 bedrooms, 2 baths, broad porch, shaded grounds, electricity; all facili-ties; well furnished; very reasonable. Phone Steriling 625 or address L. I. S., P. O. box 372, City Hall Station, New York.

We have twelve beautiful new homes ready for your clients: all improvements; five minutes' ride from Long Beach; prices ern and compactly built: price \$30,000; easy erms. Telephone Tompkinsville 1980. \$8,000 to \$10,000. OCEANSIDE BLDG. CO., SUMMER cottage, with nine rooms and taled SUMMER cottage, with nine rooms and tiled a bath, at Shoreham; newly decorated throughout; garage, with man's quarters; beautiful shade and fruit trees; rights to private beach only 10 minutes from house; can be purchased for \$0.750, part cash, Address B. A. MESSER, room 1102, 527 5th av., N. Y. C.

SEASHORE bungalow, \$3.000; at Saltaire, Fire Island; five rooms, bath; large porches; surf and still water bathing; also others at higher prices. O. F. LOUCKS, Bay Shore, L. I. Telephone 55. glass drop windows; gas dryer and electric mangle in laundry; roller scriens and Chamberiain metal weather strips in windows; tiled in refrigerator; beautiful, unobstructed view of New York harbor; seven minutes walk to ferry; orner going West permanently, will sell for \$30,000; easy terms. Telephone Tompkinsville 1980.

SEVEN room house, all improvements, hard-wood floors, tile bathroom, hot water heat, gas and electric: 7 minutes by trolley from Freeport Station. Builder, EDW. UHE, Roosevelt, L. I.

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SIX room furnished apartment; electric lights, porch and windows screened; select neighborhood; June 15 to Sept. 15, \$300. Telephone West Brighton 500. F. L. CORTS, National Lead Co., Port Richmond, S. I. AT WOODMERE, L. I.

Eight lovely new 9 room homes, with garages; ready for occupancy June 10: 15 additional new buildings to sell from \$25,000 to \$55,000: 6 large bedrooms, 3 and 4 bathrooms, extra lavatory; large plots; purchaser secures benefit of last year's material contracts, terms to suit. WM. K. MACDONALD, Woodmere, L. I. Phone Wood-mere 3128. new six room house, all improvements, \$7.800; also seven room house for \$6,500, ARTHUR MCDERMOTT, Mirlam st., Valley Stream, L, I. Stream, L. I.

VALLEY STREAM-52 lots, will divide, on and near Merrick road, near trolley and L. I. trains; chean, J. LEMAIRE, 212A Howard av., Brooklyn.

mere 3128.

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Stread and wooded; adapted for country home, camp or subdivision; fine, high, healthy section; 60 miles N. Y.; just off main road; price \$4,250; terms; good speculation; map, full particulars. DANIEL GERARI, 1270 Broadway, N. Y. WESTBURY-Acre, reasonable, or exchange as part payment on small house. NOSE, 480 Grand av., Long Island City. GERARD, 12:0 Sroane ay, N. 1

A BEAUTIFUL eight room country home, all improvements; grounds 100x150; garage, henhouse, pigeonhouse, shade and fruit trees, grape arbor, &c. price \$14,000; cash \$7,000, balance on mortgage. Apply R. M. DIBBLE. 'Phone 343 Valley Stream, L. I. Westchester-Sale or Rent. A.—A.—Tarrytown, bargain; house for sal or to let, 15 rooms, two baths, servants tollet; two floors parquet; electricity, steam lot about 125x112; shade trees; block fror Breadway. OWNER, 21 East 28th st., Nev York city. ARCHITECT'S artistic Colonial house; sale or rent, furnished, 11 rooms, 3 baths, sun parlor, plazza, garden, garage, cool, compartor, plazza, garden, garage, cool, comfortable, coal, gas range, boating, bathing, fishing, golf, tensis; also small house in Garden City. Phone 1119-R Garden City.

rooms, modern improvements; high round; convenient to station; price \$14,500; \$1,500 (ras); easy terms. KRISCH, Larch-mout, N. Y. d. N. V.

A Lifetime Chance.—Out of town client must sell at once 8 room house and bath, \$5,500; cash \$1,500. Phone 507 Mount Vernon.

shore, three acres: attractive house, nine rooms, all improvements; beautiful lawns, shade trees, fruit; commuting distance; bit bargain; price \$12,000, WM. L. GERARD, 47 West 34th st. Phone 3445 Greeley, room 1006. BEAUTIFUL Colonial house, one of choicest locations in Westchester; 9 roo An Advertisement in the Lost and 2 baths, garage, large pint; \$24,000; bargain. N. E. Vall. & CO., First National Found Columns of THE SUN AND NEW Bank Building; tel. 1864, Mount Vernou, N. Y. FOR Sale—Two family stucce house in White Flains, each apartment eight rooms and tilled bath; near station; one apartment rental pays the expenses. B., 600 cun-Herald. YORK HERALD offers a real possibility

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Most attractive Colonial homestead, over 215 acres of land, commanding fine view of the Palisades and Hudson River.

Within casy access to trolley and H. R. R. Owner, along in years, desires to close up his catate. Price \$50.000. Inquire on premises. NO AGENTS. WILLIAM S. ROWLEY, Hastings-on-liudson, N. Y.

FURNISHED bungalow for sale, Lake Mahopac bungalow colony: S. W. side: three hedrooms, litting room, hitchen, cellar, large hedrooms, litti

outside extra hydrants. Address Mrs. RUTHVEN, owner, Woodbridge, N. J., or ten-ant in bungslow, Mr. Dillon and family. Rent included, \$10,500. FOR SALE-At Rochelle Park, heautiful home; sacrifice, as owner is leaving town; 12 rooms, 2 baths, all modern conveniences; artistic grounds; 2 car garage, inquire owner, E. I. COUCH, 7 The Court, Telephone New Rochelle R-4620.

FOR SALE—Larchmont Manor, 14 room house, plot 160x100, lawn, trees, club, bathing, casino and all other manor privi-leges; possession July 1; easy terms; low price; must be sold at once to wind up estate, JULES NEHRING, 615 West 181st st.

estate. JULES NEHRING, 615 West 181st at.

I BELIEVE I have one of the most attractive suburban dwellings in Westchester county for sale. War conditions changed business location. Must sell now, 12 rooms, 2 baths, decorated and finished in the best manner, situated on high elevation, surrounded by pleasing landscapes and garden effects, made beautiful by carefully selected trees and shrubbery now in their prime; fountain, lawn, large plot, over 15 acre, garage; cashly accessible to every public convenience; all city improvements made and paid for; in the midst of desirable surroundings; must be seen to be appreciated; prompt action necessary. B. W. G., 335 Sun-Heraid, Heraid square. easary. B. W. G., sas square. KATONAH, N. Y.—Gentleman's farm house furnished, for summer; six bed-JOHN H. to cent, furnished, for summer; six rooms; garden, fruit trees. JOHN HUTAFF, 101 Park av., city.

For sale, California bungalow on high ground, six rooms and bath, electric light; permanent water rights; few minutes walk from station.

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MOST attractive and valuable corner property heart of White Plains, Westchester county's rapidly growing city; lot 80x165 feet; building, 24 rooms, five baths; fully equipped, hot water heat, electricity, gas, elevator; ideal surroundings; suitable sanitarium, apartment hotel, school, Owner, P. O. box 547, White Plains, N. Y.

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House near water, 8 rooms, 3 baths, open fireplaces, sleeping porches, lot 75x130 feet, garage, 2 cars, beautiful view of water, bathing privileges; nrice \$15,000, casy terms.

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NINE room house, three lots; high location, beautiful wood surroundings; five minutes' walk from railroad station, 40 minutes from Grand Central terminal. For information, owner, telephone 198, Dobbs Ferry, N. Y. OPPONITINITY to secure bargain near OPPORTUNITY to secure bargain near North av., New Rochelle, Wykagyl section, olot 106x125, irregular: 10 room house, ex-cellent condition; immediate possession;

PARK HILL, Yonkers, corner Hillcrest and Park place; plot 55x107; 2½ story, frame dwelling, 11 rooms, 2 baths, modern, fine plazza, immediate possession. Inquire your own broker only. W. E. JACKSON, 140 Broadway, Manhattan.

PELHAM MANOR.—Six rooms, bath, attic; gas, electricity, furnace; large plot; near gas, electricity, furn station; asking \$8,500. station: asking \$8,500.

SMALL AND COMPLETE COUNTRY ESTATE, within easy commuting distance, house contains eight rooms and two baths, hot water heat, sun parior; garage for two cars: excellent garden, fruit trees and berry bushes: modern poultry house and run.

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2 baths, garage, all improvements, fronts, Parkway, RITCHIE, 40 Chambers st. IIVE, N. V.—About 60 acres farm land for sale; terms easy; many fine building sites; near Elltmore golf grounds and adjacent to property of Hobart Park. Address T. L. lURDY, Purdy, N. Y. FURDY, Purdy, N. Y.

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for sale; extensive ground; Fulton Chair of Lakes; might exchange for city income property. Y., 625 Sun-Herald. ADIRONDACK camp, five acres; 12 rooms, furnished; improvements; six motor, row boats; \$7,800, HOVER, 212 Broadway, N. Y. ACREAGE, divided in lots; 20 miles Grand Central. VEMET'S, 841 6th av.

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New York-Splendid farm, 140 acres, productive land, well watered; good 2 story house, all outbuildings; good orchard; about distance from Clove Valley Rod and Gun Club, 2 miles railroad station; \$4,000 will buy it; liberal mortgage; great bargain, EDWARD C. DAYTON, Realty Specialist, Pounkkeepsie, N. Y.

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"HIRL/WOOD," attractive country home in Orange county, New York; pretty setting, lawn, trees, flowering shrubs, mountain scenery; 10 sunny rooms, bath, running water, furnace, new oak floors, large cosey porch 25 acres, garden, orchards, small fruit; eight buildings, barn, garage, good condition; station close; 60 miles New York; very dealrable country home, small farm or poultry plant. Address Box 15, Salisbury Mills, N. Y.

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Eighty acre village, State road, orchard, hilltop farm, near Suffern; express station; 30 miles out; 2,500 fruit trees, apples, pears, peaches, plumis; 8 room house, bath; cottage, barns. Only \$15,000. Motor up to-day over five road; Dyckman street ferry, through Englewood, Hackensack to Suffern and see Al-FRED HALL, Agent, Suffern.

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Farm of 40 acres, Tappan, N. V.: brick dwelling, seven rooms; large barn: 25 acres tillable, 15 acres partial timber: fruit and apple orchard; five minutes walk from two railroads; excellent commuting service; price \$12,500; will take mortgage of \$3,000 or less; no attention to agents. Address O. A. BAUER, Sparkill, New York.

BAUER, Sparkill, New York.

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FARM, \$5,000; stucco house, seven rooms,
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Gentleman's complete large estate, two hours from New York, excellent house, flowers, gardens, woodlands, pastures, fruits unusual river and mountain views; all improvements. JAMES BENSON, room 3102, 163 Broadway.

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On 5 acres—outlet on 2 streets (Foughkeepsle), just outside city limits; low
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256 acre stock and dairy farm near trolley;
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Within 25 miles of New York; convenient to trolley, steam and auto roads; elevation; view; picturesque wooded stream; spiendid water; 14 acres, 5 under cultivation; Enden, fruit; 2 hungalow cottages, stablingarage. See this place.

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A REAL HOME AT RIGHT PRICE. Ready for occupancy NOW: large shady plot: near station; ten rooms (seven bed rooms), two baths, hot water heat; all im-8. 8. WALSTRUM-GORDON & FORMAN.

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